

151.0

0004

0016.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
694,000 / 694,000

APPRaised:

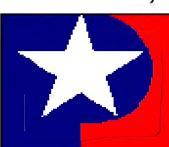
694,000 / 694,000

USE VALUE:

694,000 / 694,000

ASSESSED:

694,000 / 694,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
27		FOUNTAIN RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HATCH SUSANNAH S	
Owner 2:	
Owner 3:	

Street 1: 27 FOUNTAIN ROAD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: MCLEAN GWENDOLYN C -
Owner 2: -
Street 1: 27 FOUNTAIN ROAD
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Wood Shingle Exterior and 1147 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o Sewer
n Electri
Census: Exempt
Flood Haz:
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Legal Description										User Acct
										100492
										GIS Ref
										GIS Ref
										Insp Date
										04/14/18

PREVIOUS ASSESSMENT										Parcel ID	151.0-0004-0016.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	249,900	0	4,500.	444,000	693,900	693,900	Year End Roll			12/18/2019
2019	101	FV	212,900	0	4,500.	416,300	629,200	629,200	Year End Roll			1/3/2019
2018	101	FV	212,900	0	4,500.	344,100	557,000	557,000	Year End Roll			12/20/2017
2017	101	FV	212,900	0	4,500.	316,400	529,300	529,300	Year End Roll			1/3/2017
2016	101	FV	212,900	0	4,500.	288,600	501,500	501,500	Year End			1/4/2016
2015	101	FV	207,800	0	4,500.	283,100	490,900	490,900	Year End Roll			12/11/2014
2014	101	FV	207,800	0	4,500.	263,100	470,900	470,900	Year End Roll			12/16/2013
2013	101	FV	207,800	0	4,500.	250,300	458,100	458,100				12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
MCLEAN GWENDOLY	72870-208	1	7/2/2019		705,000	No	No							
MCLEAN JAMES,	63418-552		3/28/2014	Estate/Div		1	No	No						
GIBBONS WILLIAM	53117-270		6/30/2009		461,350	No	No							
LASKAWY THOMAS	45724-296		7/28/2005		491,000	No	No							
SEITZ DANIEL D/	39954-2		7/15/2003		445,000	No	No							
FRIEDMAN STODEL	26012-246		1/31/1996		222,000	No	No	Y						

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name		
5/19/2020	523	Inter Fi	119,500	O					10/23/2019	SQ Returned	JO	Jenny O		
10/3/2019	1568	Wood Dec	6,350	C					4/14/2018	MEAS&NOTICE	HS	Hanne S		
9/25/2009	896	New Wind	19,689						2/25/2009	Meas/Inspect	372	PATRIOT		
6/18/1997	330	Add Bath	6,000					& NEW DECK	11/4/2005	MLS	MM	Mary M		
									12/21/2004	MLS	HC	Helen Chinal		
									11/22/1999	Meas/Inspect	263	PATRIOT		
									7/19/1993		PC	PHIL C		

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial				Full Bath: 1	Rating: Good												
Sty Ht: 2 - 2 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 3 - Gambrel				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: GREEN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1921	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdct:	Fact: .			Floor:				Totals	RMS: 6	BRs: 3	Baths: 1	HB: 1					
Const Mod:				% Own:				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRs	FL					
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	6	3						
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:									
Sec Int Wall:	%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors:	%			Total:	18.6	%		Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:	1	6	3						
Subfloor:				Basic \$ / SQ: 125.00													
Bsmnt Gar:				Size Adj.: 1.35000002				COMPARABLE SALES									
Electric: 3 - Typical				Const Adj.: 1.00969899				Rate	Parcel ID	Typ	Date	Sale Price					
Insulation: 2 - Typical				Adj \$ / SQ: 170.387													
Int vs Ext: S				Other Features: 75500													
Heat Fuel: 2 - Gas				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100		% AC:		LUC Factor: 1.00													
Solar HW: NO		Central Vac: NO		Adj Total: 307084													
% Com Wall		% Sprinkled:		Depreciation: 57118					Juris. Factor:		Before Depr:	170.39					
				Depreciated Total: 249966					Special Features:	0	Val/Su Net:	117.15					
									Final Total:	250000	Val/Su SzAd:	217.93					
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
PARCEL ID 151.0-0004-0016.0																	
More: N				Total Yard Items:				Total Special Features:				Total:					